

**AGENDA**  
**CITY OF ATLANTA BOARD OF ZONING ADJUSTMENT**  
**Thursday, June 10, 2010 at 12:00 P.M.**  
**COUNCIL COMMITTEE ROOM 2, SECOND FLOOR**

**New Cases**

- V-10-057**      Application of **John French** for a variance to exceed the main floor elevation limitation allowed from 779.59 to 786.74 for the construction of a new single family residence. Property is located at **1395 Hanover West Drive, N.W.**, fronting 150 feet on the east side of Hanover West Drive and beginning approximately 650 feet southwest of the northwest intersection of Hanover West Drive and Hanover West Court. Zoned R-3 (Residential). Land Lot 195 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: William and Harden Powell**  
**Council District 9, NPU-C**
- V-10-058**      Application of **W.E. Carpenter** for a variance to reduce the front yard setback from 35 feet to 18 feet and to reduce the north side yard setback from 7 ft to 3 ft to make an addition to a single family house. Property is located at **1085 Lanier Boulevard, N.E.** fronting 65 feet on the east side of Lanier Boulevard and beginning approximately 390 feet north of the northeast intersection of Lanier Boulevard and Los Angeles Avenue. Zoned R-4 (Residential). Land Lot 1 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: W.E. Carpenter**  
**Council District 6, NPU-F**
- V-10-059**      Application of **Tim Adams** for a special exception to allow for an accessory structure to project in front of the main structure. Property is located at **800 West Paces Ferry Road, N.W.**, fronting 215.7 feet on the south side of West Paces Ferry Road and beginning at the southeast intersection of West Paces ferry Road and Wood Valley Road. Zoned R-2 (Residential) District. Land Lot 158 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Rick Blumen**  
**Council District 8, NPU-A**
- V-10-060**      Application of **Lee Mayweather** for a special exception to expand a legal non-conforming duplex. Property is located at **224 Lowry Street, N.E.**, fronting 45 feet on the south side of Lowry Street and beginning approximately 288 feet east of the southeast intersection of Lowry Street and LaFrance Street. Zoned R-5 (Residential) District. Land Lot 209 of the 15<sup>th</sup> District, DeKalb County, Georgia.  
**Owner: Christina Dauer**  
**Council District 5, NPU-O**
- V-10-061**      Application of **John Bell** for a special exception to amend an existing a special exception (V-99-007) which reduced parking to 12 on site spaces and 12 off site spaces. The applicant seeks to: (1) allow 12 off site spaces to be provided at 1015-1019 Los Angeles Avenue for the exclusive use of 1023-1025 Virginia Avenue and; (2) Tenant at 1023-1025 Virginia Avenue is requesting to operate between 5-6 pm daily and from 11:30-2:30 Saturday and Sunday without off site parking. Property is located at **1019, 1021, 1023, 1025 Virginia Avenue, N.E.**, fronting 69 feet on the south side of Virginia Avenue and beginning approximately 87.1 feet east of the southeast intersection of Virginia Avenue and North Highland Avenue. Zoned NC-11 (to be used for commercial purposes). Land Lot 1 of the 17<sup>th</sup> District, Fulton County, Georgia.

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**Owner: Highland Real Estate, LLC.**  
**Council District 6, NPU-F**

- V-10-062**      Application of **Judith Degrandpre** for a variance to reduce the side yard setback from 7 ft. to 4 ft. to allow for an addition to an existing single family residence. Property is located at **131 East Lake Terrace, N.E.**, fronting 50 feet on the west side of East Lake Terrace and beginning approximately 44 feet south of the southwest intersection of East Lake Terrace and Watson Circle. Zoned R-4 (Residential). Land Lot 205 of the 15<sup>th</sup> District, DeKalb County, Georgia.  
**Owner: Judith Degrandpre**  
**Council District 5, NPU-O**
- V-10-063**      Application of **Caren Nunnally** for a variance to reduce the front yard setback from 35 feet to 22.2 feet and reduce the west side yard setback from 7 feet to 3.5 feet to allow for dormer additions to an existing single family residence. Property is located at **1116 Amsterdam Avenue, N.E.**, fronting 50 feet on the north side of Amsterdam Avenue and beginning approximately 150 feet west of the northwest intersection of Amsterdam Avenue and Lanier Boulevard. Zoned R-4 (Residential). Land Lot 2 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Mia Simpson**  
**Council District 6, NPU-F**
- V-10-064**      Application of **Janet Kellett and Jessica Hill** for a special exception to allow 7 feet masonry columns with 2 feet 9 inch decorative feature on top, a 6 feet 2 inch fence with two 8.4 feet vehicular gates and a 7 feet pedestrian gate with 5 feet decorative feature on top in the front yard setback. Property is located at **1935 Garraux Road, N.W.**, fronting 558.1 feet on the north side of Garraux Road and beginning approximately 730 feet west of the northwest intersection of Garraux Road and River Forest Road. Zoned R-1 (Residential) District. Land Lot 235 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Janet Kellett**  
**Council District 8, NPU-A**
- V-10-065**      Application of **Elia Fiata** for a variance to reduce the west side yard setback from 7 feet to 4.8 feet to allow for a carport. Property is located at **724 East Paces Ferry Road, N.E.**, fronting 60 feet on the north side of East Paces Ferry Road and beginning approximately 260 feet west of the northwest intersection of East Paces Ferry Road and Peachtree Drive. Zoned R-4 (Residential) District. Land Lot 46 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Carlos Arosemena**  
**Council District 7, NPU-B**
- V-10-066**      Application of **Elia Fiata** for a variance to reduce the side yard setback from 7 feet to 3 feet 5 inches and reduce the half depth front yard setback from 17.5 feet to 9 feet to allow for a second story addition with a screened porch deck (pending lot approval). Property is located at **2910 Elliott Circle N.E.**, fronting 50 feet on the west side of Elliott Circle and beginning at the southwest intersection of Elliott Circle and Burke Road. Zoned R-4 (Residential) District. Land Lot 47 of the 17<sup>th</sup> District, Fulton County, Georgia.

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**Owner: Donald Pfaadt, Jr.**  
**Council District 7, NPU-B**

**V-10-067**      Application of **Bob Sandage and Robert Zoeckler** for a special exception to reduce off street parking from 77 spaces (restaurant 32 spaces; office/storage 4 spaces; event facility 23 spaces; warehouse/brewery 18 spaces) to 21 on site parking spaces and allow 39 off-site parking spaces to allow for the conversion of a building into a brew pub restaurant and event facility. Property is located at **292 Moreland Avenue, N.E.**, fronting 57.5 feet on the west side of Moreland Avenue and beginning at the northwest intersection of Moreland Avenue and Austin Avenue. Zoned NC-1/LBS (to be used for commercial purposes) District. Land Lot 14 of the 14<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Bob Sandage**  
**Council District 2, NPU-N**

**V-10-068**      Application of **Lucy Ward** for a variance to reduce the west side yard setback from 7 feet to 1 foot 6 inches to add steps to an existing deck of a single family residence. Property is located at **844 Amsterdam Avenue, N.E.**, fronting 50 feet on the north side of Amsterdam Avenue and beginning approximately 250 feet east of the northeast intersection of Amsterdam Avenue and San Antonio Drive. Zoned R-4 (Residential) District. Land Lot 52 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Jill and Coleman Breland**  
**Council District 6, NPU-F**

**V-10-069**      Application of **Chris Wassenar** for a variance to reduce the north side yard setback from 10 feet to 6 feet to add a second story to a single family residence. Property is located at **2419 Howell Mill Road, N.W.**, fronting 75 feet on the east side of Howell Mill Road and beginning approximately 201 feet south of the southeast intersection of Howell Mill Road and Wesley Drive. Zoned R-3A (Residential) District. Land Lot 155 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Chris Wassenar**  
**Council District 8, NPU-C**

**Deferred Cases**

**V-10-038**      Application of **Jimmy Ward** for a variance to reduce the north side yard setback from 7 feet (required) to 1.5 and reduce the rear yard setback from 15 feet to 1.5 feet to allow for a detached carport to an existing single family home. Property is located at **1516 North Highland Avenue, N.E.**, fronting 81.2 feet on the west side of North Highland Avenue and beginning approximately 80 feet north of the northwest intersection of North Highland Avenue and Cumberland Road. Zoned R-4 (Residential) District. Land Lot 3 of the 17<sup>th</sup> District, Fulton County, Georgia.  
**Owner: Jimmy Ward**  
**Council District 6, NPU-F**

**V-10-019**      Application of **Christopher Caragher** for a variance from zoning regulations to reduce the rear yard setback from 25 feet (required) to 0 feet (as per special yards 16-28.007(5) (f) to allow for the construction of a radio tower (pending approval of U-10-004).

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Property is located at **1955 Monroe Drive, N.E.**, fronting 37.6 feet on the east side of Monroe Drive and beginning approximately 764.7 feet north of the northeast intersection of Monroe Drive and Wimbledon Road. Zoned O-I (to be used for commercial purposes). Land Lot 57 of the 17<sup>th</sup> District, Fulton County, Georgia.

**Owner: The American Red Cross**  
**Council District 6, NPU-F**

**V-09-173**

Application of **Bob Hoffman** for a variance to reduce the transitional use distance from 100 ft (required) to zero feet and reduce the transitional side yard from 20 ft. (required) to zero feet. The applicant also seeks a special exception to reduce the off street parking requirement from 21 spaces (required) to 18 spaces to allow for a new convenience store/service station. Property is located at **170 and 184 McDonough Boulevard and 1323 Lakewood Avenue, S.E.**, fronting 176 feet on the north side of McDonough Boulevard and beginning at the northwest intersection of McDonough Boulevard and Lakewood Avenue. Zoned C-1 (Community Business)/BeltLine Overlay. Land Lot 156 of the 14<sup>th</sup> District, Fulton County, Georgia.

**Owner: Prithui Inc.**  
**Council District 1, NPU-Y**